



Saint Paul Planning Commission
City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

Christopher B. Coleman,
Mayor

March 7, 2014
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair
Barbara A. Wencil
First Vice Chair
Elizabeth Reveal
Second Vice Chair
Paula Merrigan
Secretary
Daniel Ward II

Pat Connolly
Anne DeJoy
Daniel Edgerton
Gene Gelgel
William Lindeke
Kyle Makarios
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Padilla
Emily Shively
Terri Thao
Wendy Underwood
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

I. Approval of minutes of February 7, 2014

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#14-092-306 1720 E. 7th Firehouse – Rezone from B1 Local Business to T1 Traditional Neighborhood. 1720 7th Street East, SE corner at Flandrau.
(*Bill Dermody, 651/266-6617*)

#14-093-633 Olin 5 LLC – Rezone from VP Vehicular Parking to T1 Traditional Neighborhood. 1809 Old Hudson Road, NW corner at Van Dyke.
(*Bill Dermody, 651/266-6617*)

#14-088-762 WUCW LLC – Conditional use permit for outdoor commercial use. 1640 Como Avenue, SW corner at Winston. (*Josh Williams, 651/266-6659*)

#14-095-107 Great Western Recycling Industries dba Northern Metals Recycling – Conditional use permit for structures, material and equipment not elevated on fill to the regulatory flood protection elevation. 521 Barge Channel Road.
(*Josh Williams, 651/266-6659*)

V. Neighborhood Planning Committee

Hamline Midway Community Plan – Approve resolution recommending adoption of the plan to the Mayor and City Council. (*Josh Williams, 651/266-6659*)

VI. Comprehensive Planning Committee

VII. Transportation Committee

VIII. Communications Committee

IX. Task Force/Liaison Reports

X. Old Business

XI. New Business

XII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF MARCH 3-7, 2014

Mon (3)

Tues (4)

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

13th Floor – CHA
25 Fourth Street West

Industrial Lands White Paper – outline for discussion (Allen Lovejoy, 651/266-6226)

Weds (5)

Thurs (6)

Fri (7)

8:30- Planning Commission Meeting
11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

NEW BUSINESS

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(Josh Williams, 651/266-6659)

Neighborhood Planning

Committee Hamline Midway Community Plan – Approve resolution recommending adoption of the plan to the Mayor and City Council. (*Josh Williams, 651/266-6659*)

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes February 7, 2014

A meeting of the Planning Commission of the City of Saint Paul was held Friday, February 7, 2014, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Noecker, Perrus, Reveal, Shively, Thao, Underwood, Wencl; and Messrs. Connolly, Gelgelu, Lindeke, Makarios, Nelson, Ochs, Oliver, and Ward.

Commissioners Absent: Mmes. *Merrigan, *Wang, and Messrs. *Edgerton, *Wickiser.

*Excused

Also Present: Donna Drummond, Planning Director; Allen Lovejoy, Allan Torstenson, Lucy Thompson, Josh Williams, Anton Jerve, Hilary Holmes, Jamie Radel, Dean Porter, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in of New Commissioners.

New Planning Commission members Anne DeJoy and Wendy Underwood were sworn in by Shari Moore, City Clerk.

II. Approval of minutes January 24, 2014.

Chair Wencl announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

III. Chair's Announcements

Chair Wencl read a resolution thanking Commissioner Schertler for his service on the Planning Commission.

Commission Schertler thanked the commissioners and said that they are a great group to work with and he encourages more people in the city to get involved with the Planning Commission.

MOTION: *Commissioner Reveal moved approval of the resolution honoring Commissioner Schertler. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

Chair Wencl read a resolution thanking Commissioner Porter for her service on the Planning Commission.

Commissioner Porter thanked the commissioners and said that it has been a great run and she's

sure that they'll be seeing her around. She will continue her community service and heavy involvement in transit.

MOTION: *Commissioner Reveal moved approval of the resolution honoring Commissioner Porter. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

Chair Wencil read a resolution thanking Commissioner Spaulding for his service on the Planning Commission.

Commissioner Spaulding thanked the commissioners and said that he has learned so much over the years and he appreciates everything that they all contributed together.

MOTION: *Commissioner Reveal moved approval of the resolution honoring Commissioner Spaulding. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

IV. Planning Director's Announcements

Donna Drummond announced that the Waters Senior Living application to rezone property on Snelling was approved on Wednesday at City Council.

V. PUBLIC HEARING: Hamline Midway Community Plan – Item from the Neighborhood Planning Committee. (Josh Williams, 651/266-6659)

Chair Wencil announced that the Saint Paul Planning Commission is holding a public hearing on the Hamline Midway Community Plan. Notice of the public hearing was published in the Legal Ledger on January 27, 2014, and was mailed to the citywide Early Notification System list and other interested parties.

Josh Williams, PED staff, gave a brief presentation on the Hamline Midway Community Plan. He talked about the plan's history, content, and it's consistency with the Comprehensive Plan along with the review process.

Mr. Williams also noted that one letter of public testimony had been received from Mike and Benita Warns, residents in the Hamline Midway neighborhood.

Chair Wencil read the rules of procedure for the public hearing.

The following people spoke.

1. Mr. Michael Jon Olson, Executive Director of the Hamline Midway Coalition, thanked Josh Williams for all of his work on this plan. They've taken the summary and run it back through all of their committees for final review and through the board of directors. The plan was reviewed and endorsed by their board of directors at their January 21st meeting. So they have seen the latest draft of the plan and it's all good, so he respectfully asked for the Planning Commission's support in getting this approved.

MOTION: *Commissioner Oliver moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, February 10, 2014, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

VI. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Three items to come before the Site Plan Review Committee on Tuesday, February 11, 2014:

- Great Western Recycling End of Life Vehicle Operation, 521 Barge Channel Road. The facility would go into an existing building, with equipment and storage tanks to drain fluids from cars to be taken off-site for recycling. No crushing or shredding of cars is proposed.
- Waters of Highland Park, 84 unit assisted living and memory care senior living residence, 678 Snelling Avenue South.
- Regional Ball Park at 351 East 5th Street. Plans have been revised to respond to previous comments on 60% design development plans.

NEW BUSINESS

#14-087-893 PPL Hamline Station LLC – Rezone eastern 9.73 ft. of parcel from T2 traditional neighborhood to R4 one-family residential. 1334 Sherburne Avenue, SE corner at Hamline Avenue. *(Josh Williams, 651/266-6659)*

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#14-001-469 Brett and Laura Ripley – Reestablishment of nonconforming use as a 4-plex. 1685 Taylor Avenue between Aldine and Charlotte. *(Jamie Radel, 651/266-6614)*

Commissioner Noecker asked about the letter and pro forma submitted by the applicant regarding economic loss if the house remains a 3-plex.

Commissioner Nelson said the house, which had been used as a 4-plex in the past, had more recently been used as a 3-plex by the previous owner for several years, and the applicant purchased the house knowing it was legally a 3-plex.

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to deny the reestablishment of legal nonconforming use. The motion carried 15-1 (Connolly) on a voice vote.*

#13-260-424 Goodwill – Conditional use permit for retail/service establishment of more than 15,000 sq. ft., and for drive-through service, with modification of condition to allow ingress/egress within 60 ft. of residential property, and variances for 1) off-street parking with more than 60 ft. of frontage, and 2) building setback 7.5 ft. from the alley centerline (13 ft. required). 1221 University Avenue West, NW corner at Griggs. *(Anton Jerve, 651/266-6567)*

Commissioner Lindeke asked about the kind of offices proposed and if the committee had discussed reducing the number of curb cuts on University from two to one.

Commissioner Nelson said that the offices are for Goodwill itself. He explained how semi-trucks drop off and pick up trailers for the Goodwill operation and why two curb cuts are needed to provide for this.

Commissioner Lindeke asked about this being a mixed use, with an office for a retail use, noting a recent discussion about whether the Waters of Highland Park building would have mixed-use.

Commissioner Nelson said that question did not come up in this case. The building could be adaptable to a number of uses if it were sold or leased to others in the future.

Donna Drummond, Planning Director, said in the Waters of Highland Park case the maximum building height was dependant on whether or not the building would have mixed use, which is not an issue in this case.

Commissioner Noecker recused herself and left the table.

Commissioner Oliver noted that the proposed parking lot would have 50 spaces, less than the 83 spaces that would be required for this use elsewhere. He asked if this is in the area along University Avenue where there is no minimum parking requirement, and if the amount of parking was reduced as much as possible.

Commissioner Nelson replied that this is in the area along University Avenue where there is no minimum parking requirement in T districts. The amount of parking proposed meets zoning requirements and wasn't discussed at the Zoning Committee meeting.

Commissioner Makarios asked if there was discussion about making this shared parking with adjoining businesses.

Commissioner Nelson said shared parking was not proposed but could happen in the future.

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 13-2 (Lindeke, Makarios) with 1 abstention (Noecker) on a voice vote.*

Commissioner Nelson announced the item on the agenda for the next Zoning Committee meeting on February 13, 2014.

VI. Saint Paul Marketwatch Report Update – Informational presentation by Dean Porter, PED.
(Dean Porter, 651/266-6562)

Dean Porter gave an informational update about the Saint Paul Market Watch report. He had given a presentation a few months earlier on the Saint Paul Marketwatch report that looked at information for the year 2012 and this report is looking at data from the first half of the year 2013. The report includes housing and development data, building permit data from 2013 and data from the Department of Economic Development (DEED) on employment and

wages. Also the report includes updated demographic data with the most recent data from the American Community Survey. Highlights from this report are as follows; the development activity in the City of Saint Paul for the first half of 2013 remains strong; also foreclosures are down 28% and other indicators show improvements in the housing market; there is a small increase in the number of jobs located in Saint Paul and for residents in Saint Paul; and a small decrease in the unemployment rate. The demographic data presents both opportunities and challenges. The first page of this report is a summary of all the trends which is included to give a brief idea of what's inside the report. The report is available on the City's web site under maps and data. There were a number of questions asked regarding the information in the presentation.

Commissioner Thao asked what does a distressed sale mean.

Mr. Porter said that it is both foreclosures and short sales.

Commissioner Ward said that if on the web site you can go deeper into the details of this, does it break it out by job classification category?

Mr. Porter replied for employment and unemployment these are data for residents who live in the City of Saint Paul and that data is not available in as much detail as jobs that are located in the City of Saint Paul. For that they do have a lot of information on those classifications.

Mr. Porter continued to say that regarding educational attainment level on the positive end there are a large number of people who live in Saint Paul that have a bachelor's degree, graduate degree or some college, but on the other end there is a significant number of people in the city who do not have a high school diploma, so there are certainly education challenges in the city.

Commissioner Lindeke asked if that number was just adults.

Mr. Porter said that this is for the population age 18 and over, but don't quote him on that. He suggested looking at the report to see what it says; it explains what population group that is.

Commissioner Noecker asked if the report shows the number of new jobs added that are living wage versus other wages or did they show the wage breakdown in terms of the new jobs added.

Mr. Porter suggested looking at the state Department of Employment and Economic Development (DEED) web site's quarterly census of employment and wages, which is where he obtained all this information.

Commissioner Nelson said regarding that same item, he just did the math and the average is \$56,000 a year per job, per household, which seems high.

Mr. Porter said that's for jobs located in the City of Saint Paul and the reason that they included the average is that's the indicator that DEED includes.

Donna Drummond, Planning Director, noted that Dean Porter is one of the planning interns in PED from the Humphrey School of Public Affairs. This is the third market watch report that they've published and they do intend to do this every six months. Dean has done a great job

really making this report more robust and readable. Ms. Drummond thanked him for his excellent work.

VII. Comprehensive Planning Committee

T1/T2 Transit Street Text Amendment – Approve resolution recommending zoning code amendments to the Mayor and City Council. (*Hilary Holmes, 651/266-6612*)

Commissioner Reveal noted the public hearing feedback and suggestion to limit the reduced parking requirement to buildings of a certain size, which the committee recommends. The proposed language in the draft resolution is that the minimum parking requirement for residential uses in T1-T2 districts may be reduced by 25% for buildings with more than six dwelling units.

Commissioner Noecker said the last sentence in the resolution could be read to mean that the reduced parking requirement only applies to dwelling units in mixed buildings, which is not the intent, and the committee had recommended better wording.

Commissioner Reveal said that she thinks they took out the words “in mixed use buildings,” and just said that it applies to dwelling units but not live-work units.

Allan Torstenson, PED staff, thought they may also have taken out the words “applies to dwelling units,” which would leave a simple statement of what it does not apply to.

Commissioner Reveal agreed and said the last sentence of the resolution should be changed to, “This provision does not apply to live-work units.”

MOTION: *Commissioner Reveal moved the resolution recommending the zoning code amendments to the Mayor and City Council. The motion carried unanimously on a voice vote.*

Parks, Civic and Open Space Zoning Study – Approve resolution initiating study. (*Jamie Radel, 651/266-6614*)

Commissioner Reveal said the committee had discussed a list of issues that the study should address. One issue is that there is currently no official map that designates city-owned park space. The study will consider which issues can best be addressed through zoning and which are better to address in other ways.

Commissioner Ward asked about a definition, size and content criteria for parks.

Jamie Radel, PED staff, said the study will be try to identify the universe of parks and open space in the city, who manages what land, and what should have different zoning.

Commissioner Ochs said that identifying and including civic, open space and parkland owned by the state, county and other agencies, beyond just city-owned parkland, would be valuable in determining the accessibility of parks and open space for new development.

MOTION: *Commissioner Reveal moved to approve the resolution initiating a zoning study. The motion carried unanimously on a voice vote.*

West Midway Industrial Area Plan – Release for public review and schedule a public hearing for March 21, 2014. (Allen Lovejoy, 651/266-6226)

Allen Lovejoy gave a presentation on the West Midway Industrial Area Plan. The Plan is an outgrowth of the West Midway Industrial Strategy, completed in mid-2013, and is very faithful to the Strategy's content and proposals. The central focus of the Plan is "To ensure that the West Midway industrial area becomes a major center of "high value employment" in the region, while enhancing the vitality of surrounding residential neighborhoods. The Plan has three central sections: 1. Business Engagement; 2. Strategic Public Investments; and 3. Land Development.

Business Engagement activities includes outreach to individual businesses, ascertaining where there may be common interests among businesses, and possible creation of a "partnership" among local industrial business leaders, developers/leasing companies, the Port Authority and the City. Furthermore, the effort may include getting businesses to participate in discussion of a regional economic development strategy, reaching out to the University of Minnesota and expanding workforce preparedness efforts. Finally, the Plan promotes environmental sustainability of all industrial development in the area, as well as redevelopment of industrial sites through assembly, clean-up and marketing.

Strategic Public Investments include street and roadway projects, enhancing streetscaping and lighting while doing street projects, installing sidewalks where feasible and building select bicycle routes through the industrial area. Further, the City will help channel truck traffic to a few major routes connected directly to the freeways.

Land Development activities include strategies focused on three sub-districts in the industrial area. For each area specific actions are recommended for roadways and trucking, stormwater management, transit access, bolstering buffers between residential and industrial uses, sidewalks and bicycle facilities.

There were no questions from the Commission.

MOTION: *Commissioner Reveal moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on March 21, 2014. The motion carried unanimously on a voice vote.*

VIII. Communications Committee

2013 Planning Commission Annual Report

Commissioner Thao announced that the 2013 annual report has been completed and copies were distributed to the commissioners. It lists a number of key completed projects that they worked on in 2013 as well as some projects that are still ongoing. She thanked the Communication Committee members and staff for drafting the report. On the back of the report it lists the number of cases that they actually reviewed over the past 6 years. Also, it will be distributed to a number of community partners after the Chair has written a cover letter, then it will be mailed out and

posted on the web page.

Planning Director's report on 2013 achievements and 2014 projects

Donna Drummond, Planning Director, referred to the list of 2013 planning accomplishments and the major planning projects for 2014 that was handed out. Ms. Drummond noted that there are a number of things that are worked on that do not necessarily come through the Planning Commission and highlighted with a star are the projects that do come to the Planning Commission. The work on Central Corridor (the Green line) is starting to wind down, which has been a major part of the work program for the past 6-7 years. They are moving into a new phase with the Green Line opening on June 14th. We're starting to see development picking up along the line. Now staff are more focused on working with developers on getting a great design for projects through the partnership with the Saint Paul Design Center. She talked about the completed projects in 2013 and the major progress in 2013 along with other significant projects or activities.

They continue to spend a lot of time on transportation planning, which is an increasing portion of the work program. And even though PED is not the lead department, staff is working closely with the Department of Public Works on the citywide bike plan, which has just been released for informal public comment and feedback. That is going through the Transportation Committee and will be coming to the Planning Commission to release for public hearing sometime in the spring. There are a number of corridor studies being worked on including Gateway, which is in the process of starting on the draft environmental impact statement and as part of that there is some money in the contract to start working on station area plans for the proposed stations. The Riverview Corridor is another big corridor under study, which is the West 7th corridor between downtown and the airport, with Ramsey County leading a study on that. Staff is working directly with them on this, not only wanting to coordinate on that but also determining how this can complement the work of the streetcar study that also identified West 7th and East 7th as a starter line.

Staff and the Commission continue to do a number of zoning studies as economic conditions change or there are new things that come up that they have not foreseen in the past and they need to consider new or revised regulations. There has also been a drought of items going to the Neighborhood Planning Committee, but that will change because there are a number of things on the horizon that will be coming soon.

IX. Neighborhood Planning Committee

Commissioner Oliver announced that the Neighborhood Planning Committee on Wednesday, February 12, 2014 has been cancelled.

X Transportation Committee

Commissioner Lindeke reported that at their last meeting they discussed Saint Paul's Bikeway Plan. It was a great presentation given by Reuben Collins from Public Works, which included discussion of the proposed downtown bike loop. There are four open houses on the plan coming up on February 11th, 13th, 18th, and 20th.

Commissioner Lindeke also announced the items on the agenda for the next Transportation Committee meeting on Monday, February 10, 2014.

XI. Task Force/Liaison Reports

Commissioner Nelson announced the items on the agenda for the Shepard Davern Task Force meeting on Wednesday, February 12, 2014 from 4-6:00 p.m. at the Saint Paul JCC.

XII. Old Business

Parking Policy Retreat Follow-up Discussion – Reflections on what we heard and implications for future policy.

Due to the lack of time, this follow-up discussion was deferred to the next Planning Commission meeting on February 21, 2014.

XIII. New Business

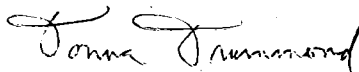
None.

XIV. Adjournment

Meeting adjourned at 10:36 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

**Tuesday, March 11, 2014
2nd Floor Conference Room
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Saint Paul School District 360 Colborne Repave existing parking lot

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

FOR THE FULL ZONING COMMITTEE AGENDA SECTION

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: February 28, 2014
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of February 27, 2014 Zoning Committee Hearing

NEW BUSINESS

- | | | <u>Staff</u> | <u>Recommendation</u>
<u>Committee</u> |
|----|---|--------------|---|
| 1. | 1720 E. 7th Firehouse (14-092-306)
Rezone from B1 Local Business to T1 Traditional Neighborhood | Approval | Approval
(4 - 0) |
| | Address: 1720 7th St E
SE corner at Flandrau | | |
| | District Comment: District 2 recommended approval | | |
| | Support: 0 people spoke, 1 letter | | |
| | Opposition: 0 people spoke, 0 letters | | |
| | Hearing: Hearing is closed | | |
| | Motion: Approval | | |
| 2. | Olin 5 LLC (14-093-633)
Rezone from VP Vehicular Parking to T1 Traditional Neighborhood | Approval | Approval
(4 - 0) |
| | Address: 1809 Old Hudson Road
NW corner at Van Dyke | | |
| | District Comment: District 1 recommended approval | | |
| | Support: 0 people spoke, 2 letters | | |
| | Opposition: 0 people spoke, 0 letters | | |
| | Hearing: Hearing is closed | | |
| | Motion: Approval | | |

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
3.	WUCW LLC (14-088-762) Conditional use permit for outdoor commercial use Address: 1640 Como Ave SW corner at Winston District Comment: District 10 recommended approval Support: 0 people spoke, 1 letter Opposition: 0 people spoke, 0 letters Hearing: Hearing is closed Motion: Approval with conditions	Approval with conditions	Approval with conditions (4 - 0)

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
4.	Great Western Recycling Industries Inc. DBA: Northern Metals Recycling (14-095-107) Conditional use permit for structures, material and equipment not elevated on fill to the regulatory flood protection elevation. Address: 521 Barge Channel Road District Comment: District 3 recommended approval Support: 0 people spoke, 1 letter Opposition: 0 people spoke, 0 letters Hearing: Hearing is closed Motion: Approval with conditions	Approval with conditions	Approval with conditions (4 - 0)

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Office of Real Estate, City of St. Paul, File # 14-092-306, has applied for a rezoning from B1 Local Business to T1 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1720 7th St E, Parcel Identification Number (PIN) 272922440011, legally described as Kuhls 2nd Addition Lots 14 And Lot 15 Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 27, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests rezoning from B1 Local Business to T1 Traditional Neighborhood.
2. The proposed rezoning to T1 is to provide for reuse of the former fire station as a residence, which is a reasonable reuse of the building that is not permitted under the current B1 zoning. The proposed T1 zoning allows a range of reasonable uses for the building, including the proposed residential use.
3. The proposed zoning is consistent with the way this area has developed, which includes commercial and multi-family residential uses at this intersection, surrounded by other residential uses.
4. The proposed zoning is consistent with the Comprehensive Plan. The site is within a Residential Corridor that runs through an Established Neighborhood, according to Figure LU-H in the Comp Plan's Land Use Chapter. Land Use Strategy 1.1 calls for guiding the development of housing in Residential Corridors consistent with the prevailing character and overall density of the area. The District 2 Area Plan contains no provisions specific to this proposal.
5. The proposed zoning is compatible with the surrounding land uses, including the neighborhood commercial uses to the west, the multi-family to the north, and the single-family residential in other directions.
6. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed T1 zoning is not "spot zoning" because the T1 uses are consistent with the surrounding B1, RM2, and R4 districts and uses.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of the Office of Real Estate, City of St. Paul, for a rezoning from B1 Local Business to T1 Traditional Neighborhood for property at 1720 7th St E be approved.

moved by _____
seconded by _____
in favor _____
against _____

DISTRICT 2 COMMUNITY COUNCIL

1365 Prosperity Ave
Saint Paul, MN 55106-2108
Phone: (651) 774-2220
Fax: (651) 774-2135

February 24, 2014

Brian Kjellberg
1554 Burns Ave,
St. Paul, MN 55106

Dear Brian:

Thank you for attending the District 2 Community Council meeting last week. On behalf of the Council board this letter will serve as official notice that a motion to support the rezoning request of the property at 1720 E 7th St. from B1 to T1 was unanimously passed at the District 2 board meeting on February 19th. A copy of this letter will be sent to the City of St. Paul/OFS Real Estate Department. If you have any questions, please contact our office at 651-774-2220.

Sincerely,



Lisa Theis
Community Organizer

CC: Barbara Morin

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Olin 5 LLC, File # 14-093-633, has applied for a rezoning from VP Vehicular Parking to T1 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1809 Old Hudson Road, Parcel Identification Number (PIN) 352922320046, legally described as Hudson Road Gardens Lot 4 Blk 5; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 27, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests rezoning from VP Vehicular Parking to T1 Traditional Neighborhood.
2. The site is currently a parking lot that is no longer required for the adjacent use (senior living multi-family) to the south, nor for any other adjacent use.
3. The proposed zoning is consistent with the way this area has developed. Old Hudson Road runs parallel and adjacent to I-94, and has developed with a mix of multi-family and commercial development in this area.
4. The proposed zoning is consistent with the Comprehensive Plan, which designates the site as being part of a Mixed Use Corridor and just outside of a Neighborhood Center located to the east. Land Use Strategy 1.24 calls for supporting a mix of residential and commercial uses, such as those permitted in the T1 district. The District 1 Plan contains no provisions specific to the application. The Sun Ray-Suburban Small Area Plan calls for pedestrian-friendly design along Old Hudson Road, such as what is encouraged and required in the T1 district.
5. The proposed T1 zoning allows a range of neighborhood-scale residential and non-residential uses that are compatible with the surrounding multi-family and commercial uses.
6. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed T1 zoning is not "spot zoning" because the T1 uses are consistent with the surrounding multi-family and commercial zoning designations and uses.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Olin 5 LLC for a rezoning from VP Vehicular Parking to T1 Traditional Neighborhood for property at 1809 Old Hudson Road be approved.

moved by _____
seconded by _____
in favor _____
against _____

city of saint paul
planning commission resolution
file number
date

WHEREAS, WUCW LLC, File # 14-088-762, has applied for a conditional use permit for outdoor commercial use under the provisions of §65.525 and §61.501 of the Saint Paul Legislative Code, on property located at 1640 Como Ave, Parcel Identification Number (PIN) 282923110036, legally described as Wynnes Addition To Saintpaul Vac Sts & Alleys Accruing & Fol E 10 Ft Of Lots 4 & 27 & All Of Lots 1,2 & 3 & Lots 28,29 & 30 Blk 2 Longs Add & In Sd Wynnes Add; E 10 Ft Of Lots 4 & 27 & All Of Lots 1,2 & 3 & Lots 28,29 & Lot 30 Blk 2; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 27, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is proposing outdoor commercial use of the area between the building and the Como Avenue public right of way (ROW) during the state fair on an annual basis. Past uses of the area have included display of Mitsubishi vehicles, display of a Mystic Lake Casino bus, a CW tent with additional banners/signage, and frozen yogurt sales.
2. In several email communications, Department of Safety and Inspections (DSI) staff indicated that the applicant has been advised more than once in the past that a conditional use permit is required for outdoor commercial activities. Some DSI staff also expressed the belief that Como Avenue has seen an increase in signage, vending, and peddling activity during the state fair in recent years, including encroachments into the public ROW, and that they are of the opinion that the required conditions within the SFV district should be attached to all state fair-related conditional use permits for outdoor commercial uses. However, while the SFV district composed of residential uses with underlying residential zoning, the subject property is a commercial use located in an industrial district. The SFV overlay is intended to permit and tightly regulate what would otherwise not be allowed uses in residential districts. By contrast, outdoor commercial use is a conditional use in an industrial district.
3. §61.501 lists five standards that all conditional uses must satisfy:
 - a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Both the Saint

moved by _____
seconded by _____
in favor _____
against _____

Paul Comprehensive Plan and the Midway Parkway-West Como Small Area Plan call for continued industrial use of the area where the property is located, and the proposed use is a conditional use in industrial areas.

- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition can be met. It appears that the ROW extends approximately four (4) feet from the inside edge of the sidewalk. This configuration provides adequate capacity for ingress and egress of pedestrian traffic and will not result in more than minimal congestion of the sidewalk. However, Como Avenue is identified as part of a Grand Rounds, and the Parks and Recreation Chapter of the comprehensive plan calls for development of the Grand Rounds into a complete parkway including bicycle facilities. At such time as a redesign of the Como Avenue ROW for purposes of establishing bicycle facilities is contemplated, the need at this property for set-back of outdoor commercial activities from the ROW to ensure adequate ingress and egress should be considered by the Zoning Committee, at the discretion of the committee chairperson.
- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed use, including signage associated with vendors, exhibitors, or promoters, is consistent with the industrial character of the area.
- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed outdoor commercial use will take place only a small portion of the year, and will not impede further development or improvement of the surrounding district.
- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met. Any vendors operating on the property must obtain and abide by the conditions of any required permits.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of WUCW LLC for a conditional use permit for outdoor commercial use at 1640 Como Ave is hereby approved, subject to the following conditions:

1. All outdoor commercial uses must take place entirely on the property at 1640 Como Avenue and shall be confined to the portion of the property north of the existing structures. No encroachment into the public right of way shall be allowed.
2. Outdoor commercial uses shall take place only during the annual run of the state fair, and shall be limited to hours when the state fair is open to the general public.
3. At such time as a redesign of the Como Avenue ROW for purposes of establishing bicycle facilities is contemplated, the need at this property for set-back of outdoor commercial activities from the ROW to ensure adequate ingress and egress may be considered by the Zoning Committee, at the discretion of the committee chairperson.
4. Vendors operating on site shall obtain and abide by the conditions of any required permits.



February 19, 2014

Dept of Planning & Economic Development
Zoning Section
Attn: Samantha Langer
File # 282923110036
1400 City Hall Annex
25 West Fourth Street
Saint Paul, Minnesota 55102-1634

Dear Ms. Langer,

The District 10 Como Community Council Board of Directors encourages the Dept of PED to approve the conditional use permit that has been requested by WUCW. It is our understanding that WUCW intends to use their front yard to display, but not sell, vendors' wares during the State Fair.

We are pleased to express our support for our longtime neighbor.

Sincerely,

Kim Moon
Land Use Chair
District 10 Como Community Council
Historic Streetcar Station
1224 Lexington Parkway North, Saint Paul, MN 55103
(651) 644-3889
district10@district10comopark.org
www.district10comopark.org

city of saint paul
planning commission resolution
file number
date

WHEREAS, Great Western Recycling Industries, Inc. d/b/a Northern Metals Recycling, File # 14-095-107, has applied for a conditional use permit for structures, material and equipment not elevated on fill to the regulatory flood protection elevation under the provisions of §72.32 and §61.501 of the Saint Paul Legislative Code, on property located at 521 Barge Channel Road, Parcel Identification Number (PIN) 092822320063, legally described as Registered Land Survey 235 Vac Sts Accruing And Blk 67 Lying Sly Of Fol Desc L Beg At Pt On Wly L Of Lot 12 Blk 67 13.08 Ft Nly Of Sely Cor Of Lot 3 Th S 44 Deg 6 Min 31 Sec E 113.29 Ft To Intersec Of Cl Of Vac Winifred St & Cl Of Arthur St & There Term A; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 27, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is seeking to add equipment for vehicle end-of-life processing and related structures and storage at the existing metal recycling facility at 521 Barge Channel Road. The applicant has stated that addition of the equipment and related site improvements will improve the efficiency of operations and reduce the potential for environmental impact. The applicant has stated no plans to increase the volume of vehicle processing at the site.
2. The vehicle end-of-life processing equipment consists of a mobile unit which includes equipment for the extraction of fluids from vehicles, external storage tanks for fluid storage, and spill containment. The applicant is also seeking to add a paved area for pre- and post-processing staging of vehicles and for transportation of vehicles to and from the existing building where processing will take place, as well as a protective roof over the area where the tanks for storage of extracted fluid stage will be kept, to the rear of the existing building.
3. §72.74 lists standards for conditional uses in the FF flood fringe district.
 - (a) *Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls or above grade, enclosed areas such as crawl spaces or tuck-under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if: 1) the enclosed area is above grade on at least one (1) side of the*

moved by _____
seconded by _____
in favor _____
against _____

structure; 2) is designed to internally flood and is constructed with flood-resistant materials; and 3) is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

- (1) *Design and certification.* The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.
- (2) *Specific standards for above grade, enclosed areas.* Above grade, fully enclosed areas such as crawl spaces or tuck-under garages must be designed to internally flood and the design plans must stipulate:
 - a. A minimum area of "automatic" openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two (2) openings on at least two (2) sides of the structure and the bottom of all openings shall be no higher than one (1) foot above grade. The automatic openings shall have a minimum net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters without any form of intervention.
 - b. That the enclosed area will be designed of flood-resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles or storage.

This finding is met. The area where the storage tanks will be kept as a roof to protect the tanks from falling snow and is open on three (3) sides, with the fourth side consisting of the wall of the existing building where the vehicle processing will take place.

(b) *Basements, as defined in §72.14, shall be subject to the following:*

- (1) *Residential basement construction shall not be allowed below the regulatory flood protection elevation except as authorized in subsection (e) of this section.*
- (2) *Nonresidential basements may be allowed below the regulatory flood-protection elevation, provided the basement is protected in accordance with subsection (c) or (e) of this section.*

Not applicable. Neither the existing nor the proposed structure has/will have a basement.

(c) *All areas of nonresidential structures including basements to be placed below the regulatory flood protection elevation shall be structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. This shall require making the structure watertight, with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification shall not be permitted.*

Not applicable. The proposed structure has no walls.

- (d) *The storage or processing of materials that are, in times of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the planning commission, or if elevated above the regulatory flood protection elevation by alternative methods which meet the requirements of subsection (a) above. Storage of bulk materials may be allowed provided an erosion/sedimentation control plan is submitted which clearly specifies methods to be used to stabilize the materials on site for a regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the planning commission.*

This finding can be met, provided that operations at the subject site are consistent with the flood response plan submitted by the applicant. Vehicles are currently processed on site, including the storage of oil, gasoline, and other flammable and/or hazardous materials on site. The submitted flood response plan provides for removal of the end-of-life vehicle processing unit and associated storage tanks for fluids extracted from vehicles in times of flooding. Ongoing compliance with the flood response plan should be a condition of approval.

- (e) *When the Federal Emergency Management Agency has issued a letter of map revision-fill (LOMR-F) for vacant parcels of land elevated by fill to the one (1) percent chance flood elevation, the area elevated by fill remains subject to the provisions of this chapter. A structure may be placed on the area elevated by fill with the lowest floor below the regulatory flood protection elevation provided the structure meets the following provisions:*

- (1) No floor level or portion of a structure that is below the regulatory flood protection elevation shall be used as habitable space or for storage of any property, materials, or equipment that might constitute a safety hazard when contacted by floodwaters. Habitable space shall be defined as any space in a structure used for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry or utility space, and similar areas are not considered habitable space.*
- (2) For residential and nonresidential structures, the basement floor may be placed below the regulatory flood protection elevation subject to the following standards:*
 - a. The top of the immediate floor above any basement area shall be placed at or above the regulatory flood protection elevation..*
 - b. Any area of the structure placed below the regulatory flood protection elevation shall meet the "reasonably safe from flooding" standards in the Federal Emergency Management Agency (FEMA) publication entitled "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding," Technical Bulletin 10-01, a copy of which is hereby adopted by reference and made part of this chapter. In accordance with the provisions of this chapter, and specifically section 72.33(g), the applicant shall submit documentation that the structure is designed and built in accordance with either the "Simplified Approach" or "Engineered Basement Option" found in FEMA Technical Bulletin 10-01.*

- c. *If the ground surrounding the lowest adjacent grade to the structure is not at or above the regulatory flood protection elevation, then any portion of the structure that is below the regulatory flood protection elevation must be floodproofed consistent with any of the FP-1 through FP-4 floodproofing classifications found in the Minnesota State Building Code.*

Not applicable. No Letter of Map Revision has been issued for the subject parcel.

4. §72.32 lists thirteen (13) factors to be considered in evaluating applications for conditional use permits in the FF flood fringe district:

- (a) *The relationship of the proposed use to the comprehensive plan and floodplain management program for the city.* The proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in this area. The proposed site modifications and operational changes are for purposes of efficiency and protection against potential environmental contamination and, per the applicant, are not intended to increase operational capacity.
- (b) *The importance of the services provided by the proposed facility to the community.* The proposed changes are to an existing facility. The primary importance to the community is economic activity and tax base.
- (c) *The ability of the existing topography, soils, and geology to support and accommodate the proposed use.* The topography, soils, and geology in the area already support and accommodate the existing facility and can accommodate the proposed use.
- (d) *The compatibility of the proposed use with existing characteristics of biologic and other natural communities.* The area of the proposed use is industrial in character, and does not contain significant biological communities. The site currently drains to an adjacent City-controlled ditch, which flows into a nearby wetland. Migration of fluids and other contaminants from vehicles processed or waiting to be processed on the site could negatively impact surrounding natural communities. However, subject to regular cleaning of the mobile vehicle processing unit and of proposed paved areas designated for storage and transportation of salvage vehicles, the proposed changes to the site and operations can result in minimal negative impact to adjacent natural communities due to storm water runoff from the site.
- (e) *The proposed water supply and sanitation systems and the ability of those to prevent disease, contamination, and unsanitary conditions.* The site is already served by adequate water supply and sanitation systems. The proposed addition will not create additional demand for water supply or sanitation capability.
- (f) *The requirements of the facility for a river-dependent location, if applicable.* Not applicable.
- (g) *The safety of access to the property for ordinary vehicles.* Safe access to the site is available for all vehicles via Barge Channel Road.
- (h) *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.* The new construction proposed by the applicant is of open construction, composed of flood resistant materials, and resistant to flood damage. The applicant has also submitted a flood response plan for removal in times of flooding of equipment subject to flood damage.
- (i) *The dangers to life and property due to increased flood heights or velocities caused by encroachments.* The proposed site improvements do not include fill or other

significant reductions of flood storage capacity or of flood flows.

- (j) *The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.* The existing facility is located in the flood fringe, where the velocity of flood flow is generally reduced, and the proposed addition is of limited footprint and volume.
- (k) *The danger that materials may be swept onto other lands or downstream to the injury of others.* The applicant has submitted a flood response plan that in times of flooding provides for removal of processing and storage equipment proposed by the applicant.
- (l) *The availability of alternative locations or configurations for the proposed use.* Not applicable. This is an existing use of the site.
- (m) *Such other factors as are relevant to the purposes of this chapter.* The factors and findings enumerated and described herein adequately evaluate the proposed use for the purposes of this chapter.

5. §61.501 lists five standards that all conditional uses must satisfy:

- 1. *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This finding is met. The proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in this area. The proposed site modifications and operational changes are for purposes of efficiency and protection against potential environmental contamination and, per the applicant, are not intended to increase operational capacity.
- 2. *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The existing facility is adequately served by Barge Channel Road, and the applicant has indicated that the proposed site improvements will not result in increased vehicular traffic.
- 3. *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. Proposed site alterations do not significantly alter the existing industrial character of the immediate neighborhood nor, based on information provided by the applicant, increase the impact of the site on the surrounding properties.
- 4. *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is industrial in nature, and will not impede improvement of surrounding properties for allowed uses.
- 5. *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The proposed use conforms to all applicable regulations of the I2 general industrial district.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Great Western Recycling Industries, Inc. for a conditional use permit for structures, material and equipment not elevated on fill to the regulatory flood protection elevation at 521 Barge Channel Road is hereby approved, subject to the following conditions:

1. Accumulations of fluid in the containment pan of the mobile processing unit shall be removed by application and proper disposal of adsorbent substances once per week at minimum and more frequently as needed, and prior to removal of unit in response to projected flooding.
2. The proposed paved area shall be cleaned by application and proper disposal of adsorbent substances once per week at minimum and prior to predicted rain events or flooding.
3. In times of flooding, the applicant shall follow procedures outlined in the flood response plan on file with the Department of Safety and Inspections.
4. Site plan approval.



West Side Community Organization
1 W Water St, Suite 260
St. Paul, MN 55107
Tel: 651-293-1708
Fax: 651-293-0115

February 24, 2013

To whom it may concern:

The Riverfront, Development, and Land Use Committee of West Side Community Organization voted on February 18, 2014 to support the Conditional Use Permit application for Northern Metals Recycling at 521 Barge Channel Road for an End of Life Vehicle operation.

If there are any questions regarding this recommendation, please contact WSCO staff.

Thank you,

Mason Wells

WSCO Community Organizer
651-293-1708
mason@wsco.org



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6565
Facsimile: 651-266-6549

DATE: February 26, 2014

TO: Planning Commission

FROM: Neighborhood Planning Committee

SUBJECT: Hamline Midway Community Plan

BACKGROUND

A public hearing was held on the *Hamline Midway Community Plan* at the February 7, 2014, meeting of the Planning Commission. Michael Jon Olson, the Executive Director of the Hamline Midway Coalition, testified in favor of the plan. No one spoke in opposition.

During the public comment period, one email was received. The writer expressed general support for the plan, but expressed concern about higher density development and development of senior housing generally supported by the plan, as well as about the application of median intersection barriers for bike lanes and use of traffic circles at residential intersections.

In addition to the public comments, the plan was taken up by the Heritage Preservation Commission (HPC) at the January 30, 2014 HPC meeting. The HPC voted unanimously to recommend the adoption of the *Hamline Midway Community Plan* with several additions identifying historic resources in the neighborhood, one additional policy statement, and minor amendments to other policy statements. A copy of the HPC resolution is included with this memorandum, and staff have incorporated the identified amendments into the plan.

STAFF RECOMMENDATION

Forward the amended *Hamline Midway Community Plan* to the City Council with a recommendation for adoption.

city of saint paul
planning commission resolution
file number _____
date _____

Resolution to Recommend Adoption of the Hamline Midway Community Plan as an Addendum
to the Saint Paul Comprehensive Plan

WHEREAS, the *Hamline Midway Community Plan* was created by the Hamline Midway Coalition (HMC) and neighborhood residents and adopted by the HMC Board of Directors on January 21st, 2014; and

WHEREAS, the *Hamline Midway Community Plan* outlines priorities and guiding policies for the Hamline Midway neighborhood in the areas of transportation, housing, land use, environment and historic preservation; and

WHEREAS, the Saint Paul Heritage Preservation Commission recommended adoption of the *Hamline Midway Community Plan* subject to certain modifications; and

WHEREAS, the Saint Paul Planning Commission held a public hearing on the *Hamline Midway Community Plan* on February 7th, 2014; and

WHEREAS, on February 26, 2014, the Neighborhood Planning Committee of the Saint Paul Planning Commission reviewed public testimony and the recommendation of the Saint Paul Heritage Preservation Commission and recommended adoption of the *Hamline Midway Community Plan* as amended to reflect the testimony and recommendations; and

WHEREAS, the Saint Paul Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan;

WHEREAS, the Saint Paul Planning Commission finds the *Hamline Midway Community Plan* to be consistent with the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission recommends the adoption of the *Hamline Midway Community Plan* as an addendum to the Saint Paul Comprehensive Plan subject to review and approval by the Metropolitan Council.

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 14-HMCP Recommendation

DATE January 30, 2014

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall "serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city..."; and

WHEREAS, the Hamline Midway Community Plan (the Plan) was developed by the Hamline Midway Coalition (HMC) with community input; and

WHEREAS, the Plan was adopted by the HMC on January 21, 2014 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

WHEREAS, the Plan areas most comprehensive cultural resource survey took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites.

WHEREAS, the Plan area includes three properties that have been designated by the City Council as Saint Paul Heritage Preservation Sites:

- 1536 Hewitt Avenue West, Hamline University Old Main
- 1885 University Avenue West, Krank Building
- 1564 Lafond Avenue West, Hamline Playground Building

WHEREAS, the Plan area also includes the following properties listed on the National Register of Historic Places:

- 1536 Hewitt Avenue West, Hamline University Old Main
- 1885 University Avenue West, Krank Building
- 1514 Englewood Avenue West, Hamline United Methodist Church

WHEREAS, the Plan addresses the need to identify potential historic sites and districts and develop local contexts. Preservation practices and criteria for assessing significance of properties have also evolved. Since the 1983 Historic Sites Survey was published, none of the properties identified as historic resources have been razed; and

WHEREAS, the strategies and objectives of the Hamline Midway Community Plan that address historic preservation include the following:

- LU2.1 Promote active business store fronts with pedestrian-scale building facades, oriented toward public spaces and streets, including storefront transparency to provide safety and vitality.
- LU2.2 Encourage architecture that is coherent with surrounding architecture and incorporates utilitarian features (e.g. loading docks, mechanical equipment, refuse bins, etc.) into the building design.
- LU5.1 Support design standards for new developments that provide for a gradual transition between single-family housing and new buildings in the terms of height, mass, scale and architectural context.
- H1 Encourage the maintenance and improvement of existing housing stock.

- HP1 Facilitate neighborhood preservation activities through information and logistical support.
- HP2 Coordinate preservation activities between neighborhood groups, the City of Saint Paul, and preservation interest groups (e.g. Historic Saint Paul).
- HP3 Identify potential historic sites and districts in the neighborhood and develop local contexts for review.
- HP4 Encourage a repository for existing historical information; forward information on to other public repositories as appropriate.
- HP5 Work with the city to educate property owners regarding affordable preservation, and develop strategies for private maintenance and improvement initiatives.
- HP6 Develop design guidelines for commercial and industrial development that are mindful of historic preservation.
- HP7 Promote the use of historic tax credits and develop strategies for economic development through historic preservation.
- HP8 Promote preservation-related education, including tours, forums, and workshops.

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the Hamline Midway Community Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert a map within the Historic Preservation chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the Hamline Midway neighborhood.
3. Add a strategy to support the ongoing preservation and continued use of all designated sites in the plan area.
4. Reword HP3 to read: Conduct a cultural resources survey of the plan area to both re-survey and to identify new historic sites and districts.
5. Reword H 1.2 to read, "encourage lead paint remediation" instead of "lead window replacement."

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the Hamline Midway Community Plan to be a pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the Hamline Midway Community Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY Commissioner Ferguson
SECONDED BY Commissioner Wagner

IN FAVOR 7
AGAINST 0
ABSTAIN 0